Innovations by Jayman Riversong Townhomes 2014 Specification

Addendum B

Effective: Sept 16, 2014

Job ID# _____

Innovations Riversong Townhomes
2014 Specification

1. CONCRETE AND FOUNDATION SYSTEMS

Footing and Foundation Wall: Type 50 - 32 MPA concrete reinforced with rebar as indicated on drawings per Structural Engineer.
Engineering: Each excavation will be inspected and tested by an engineer to determine if soil conditions will require different concrete strength or type or whether additional reinforcing steel will be required.
Basement Floor: 3" thick, minimum 20 MPA Type 10 concrete over 6" gravel or depth of footing. The basement floor is a steel trowel finish.
Damproofing: Air gap membrane on exterior foundation walls & tabbing on snap ties.
Front Sidewalk: Sidewalks are poured concrete, 4’ in width from the front step to the city sidewalk.
Parking pad: All homes will have a gravel parking pad only with a treated wood border.
Step at Front: Precast Step with Aluminum Picket Railing
Weeping Tile: Applicable only if storm sewer provided. Continuous flexible plastic weeping tile installed at base of footings, covered with 6" of crushed rock and connected to storm sewer.

2. FRAMING SYSTEMS

Exterior House Wall System: 2x6 KD Spruce @ 24" on center.
House Wall Sheathing: 3/8" OSB sheathing on front and rear elevations and approved exterior sheathing on all side walls
Roof Sheathing: 3/8" OSB sheathing
Interior Walls: Party walls and load bearing walls will be constructed of 2x4 KD Spruce @ 16” on center, all other interior walls will be @ 24” on center.
Floor System: Engineered Floor System with 3/4" T&G OSB sub floor. Sub floors to be nailed, screwed and glued.
Sill Gasket: Foam Sill Gasket installed between top of foundation wall & joists
Rear Decks: 6” wide treated wood decking over 2x8 treated spruce joists, no railing required on low level decks, by code. Aluminum picket railing will be provided on all decks over 2’ above grade. Decks will not be stained or painted.
Interior Stairs: Closed Stringers
Exterior Basement Walls: 2x4 wood studs at 24” on center with full height of concrete foundation wall.
Interior Basement Party Walls: 2x4 wood studs at 16” on center.

3. ROOFING AND EAVESTROUGH

Roofing: 30-year laminated asphalt shingles IKO Cambridge
Eavestrough: 5” prefinished Aluminum.

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4. EXTERIOR FINISH

Vinyl Siding: Vinyl siding in various colors as per approved plans.
Vinyl Corners: 3" vinyl corners in various colors as per approved plans.
Fascia: 8" Prefinished Aluminum
Soffit: Prefinished aluminum
Exterior Brick: As indicated on plans. (if applicable)
Exterior Trim work: Exterior Trim details on vinyl sided homes as per approved plans.
House wrap: Approved house wrap weather barrier applied over exterior sheathing.

5. EXTERIOR WINDOWS AND DOORS

Window Glazing: All window glass is Dual Pane. All windows to have an integral drip lip for Moisture Smart compliance.
House Windows: Dual Pane, White PVC. All interior window jambs are white vinyl.
Front Door: Smooth Fibreglass door as per approved plans with metal clad wood door frame and satin chrome hinges.
Muntin bars: Style and location as per specified plans.
Basement Windows: 60x24 Dual-Pane PVC Gliders with no jamb extension. Quantities as specified on plans.

6. LANDSCAPING

Front and Rear yard landscaping: Landscaping as per Approved Plans.

7. PLUMBING SYSTEM

Kitchen Sink: 7" deep Double Stainless Steel sink
Kitchen Faucet: Moen Integra Chrome pull-out faucet Model 87315C
Bathroom Sink: Contract 4110 Single Hole Drop-in china basin in White
Bathroom Sink Faucets: Moen Method single lever chrome lavatory faucet, Model 6810.
Main Bathtubs: Hytec 6042/6043 Fiberglass tub surround in white.
Main Bathroom Tub Surround Faucets: Moen Method single lever handle Chrome Posi-Temp Pressure balancing valve with easy clean showerhead, Model T2803
Pedestal Sink: Contract Single Hole Pedestal Sink in white, Sink model 5313, pedestal model 5344.
Water Closet: Contract 4722/4721/70TK Single Flush flush Toilet in White in all bathrooms.
Water Heater: Rheem Marathon CMR7525 Electric Hot Water Tank
Backwater Valve: Mainline fullport backwater valve
Waterline Shutoffs: Shutoff valves under all water closets.
Pressure Reducing Valves: Provided on the main waterline.

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Lawn Service: 2 outlets, front & rear (located near water lines) with shut offs inside utility area in basement.
Basement Bathroom Rough In: 3 pc basement bath rough in included.

8. HEATING AND VENTILATION SYSTEMS

Furnace: 92% efficient furnace with fully sealed combustion. The size of the furnace will be determined by the heating contractor. The furnace location noted on plans is approximate and may vary on individual units.
Furnace Filter: 1" thick pleated media filter will be installed prior to occupancy with three additional filters left on site for homeowner**.**
Power Vacuuming: All furnace ducting will be power vacuumed prior to occupancy.
Thermostat: Standard non-programmable thermostat.
Hood fan Venting: 6" exterior venting for hood fans.
Bath fans: 70cfm fans in all bathrooms.
Humidifier: General Drip Humidifer 570
Heat Recovery Ventilator (HRV): Fantech Model Flex 100 heat recovery ventilator (or equivalent). Simple in/out installation in mechanical room with Fantech Eco Touch wall control mounted near main floor thermostat.

9. ELECTRICAL SYSTEM

Switches and Plugs: All switches and counter plugs will be standard type in white. All plugs will be standard duplex type in white. Arc-fault breakers will be installed for all plugs in bedrooms. All bathroom plugs will be GFCI (Ground Fault Circuit Interrupter) protected.
Telephone and Cable outlets: 1 CAT5E in the Kitchen & 1 in the Owners Suite, 1 Duplex in the Living Room and in each bedroom
Electrical Service: 100-amp service, with 32/64 circuit breaker panel & copper wiring
Electrical panel: Electrical panel is located in basement as per plan. **Panel location is an on-site decision by Innovations by Jayman Superintendent.**
Exterior Wall Plugs: Two exterior weatherproof plugs as per plan with no switch
Soffit Plug: Front soffit plug switched from inside home for Christmas or decorative lighting.
Basement: Light outlets in basement to be wired on one switch located near base of stairs (fixtures not included for basement light outlets).
Light Fixture Package: Contemporary light fixture package.

10. INSULATION SYSTEM

Exterior House Walls: R-20 fiberglass friction fit batts between exterior wood studs. R-20 fiberglass friction fit insulation at upper floor rim joists. Spray foam insulation to basement rim joist on exterior walls.

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Foam Sealant: Non HCFC (environmentally friendly) low expanding foam sealant is used around all window and door openings as well as all exterior wall penetrations.
Basement Insulation: R-12 fiberglass batt insulation, between wood studs, full height of basement foundation wall.
Cantilever Insulation: R-46 Spray foam Insulation
House Attic Insulation: R-40 loose fill blown fiberglass, R-40 fiberglass friction fit batts in vaulted ceilings.
Vapor Barrier/Caulking: 6-mil poly on outside walls and on ceiling, Continuous caulking at all joints and around all door openings
Attic Hatch: Hatch insulated with R-40 fiberglass friction fit batt insulation

11. DRYWALL

House Walls: 1/2" drywall on house walls, Screw & nail application (interior walls are glued) where applicable. A double layer of drywall will be installed on bedroom walls on both sides of the party walls.
House Ceilings: 1/2" drywall CD board, spray-textured ceilings throughout home
Laundry in unfinished area: Drywall full height on wall behind washer and dryer location, maximum of 8’ in width, no taping.
Drywall Touchups: Drywall warranty shall include a general touch-up at the end of the first year. Paint touch-ups are not included.

12. CABINETS

Cabinets: Thermofoil, frameless cabinets in choice of one of four spec palette selections.
Countertops: Flat Lay laminate kitchen/vanity countertops.
Medicine cabinet: Mirrored medicine cabinet in main bathroom.

13. FLOOR COVERINGS

Carpet: Beaulieu, Style SP-4225 Enviroselect 100% polyester carpet over 4.5 lb underpad. Stairs have 8 lb underlay on all treads and landings.
Linoleum: Vega II, Initiator or Benchmark in lino areas over 3/8” fibreflor underlayment. Underlay is glued and stapled
Ceramic Tile: Full height ceramic tile backsplash in kitchen, one row on vanity tops and one row around all one piece bathtubs. Metal Schluter trim in brushed chrome is installed on all exposed edges of all wall tile.

14. CLOSET SHELVING

Master Bedroom Closet: 12” free slide wire shelving, with one section of double hanging and one section of long hanging**.**
Linen Closet: Four 16” Linen Shelves

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Walk-in Pantry: If applicable, four Rows of 16” Tight Mesh Shelving
Bedroom Closets and Entry Closets: One 12” free slide shelf

15. INTERIOR FINISH

Door and Window Casings: 3” Contemporary or Traditional MDF
Baseboards: 3” Contemporary or Traditional MDF
Passage Doors: Colonist style.
Bifold Doors: Colonist style.
Stub Walls: Capped with MDF with Routered edge and cove molding underneath.
Bathroom Hardware: One 24” towel bar and one paper holder in chrome finish in each bathroom. Shower rod in chrome finish to each bathroom where there is a 5’ one piece tub. Bath hardware is Taymor Sunglow.
Exterior Door Locks: Schlage Corona/Dexter Grade 1 security deadbolts with separate knob on all exterior doors in satin nickel finish.
Interior Door Hardware: Schlage Corona knob style door handles in Satin nickel. Privacy knobs to be installed on all bathrooms. All hinges and door stops will be satin nickel.

16. MIRRORS

Bathroom Mirrors: Standard height of 40" and length of counter top
Pedestal Sink Mirror: 24x36 Rectangular

17. PAINT AND STAIN

Exterior Paint: Exterior Acrylic latex Satin to be used on wood surfaces. Low Sheen Enamel to be applied on all metal surfaces where required. Exterior Alkyd Primer to be used as a base coat on the following areas: brickmold, corner trim on columns, cap and shoe on railings. A minimum of 2 coats will be applied on the exterior wood trim.

Interior Paint: Pre-selected Premium quality Acrylic Latex Paint on all wall areas. Wall painting includes one primer coat and two finish coats.
Interior Sprayed Finishes: All paint grade finishes are sprayed in white. This applies to all doors, casings, stub walls and baseboards.

18. APPLIANCES

The following Kitchen Appliances are included in Stainless Steel finish.
Refrigerator: Samsung 17.8 cu ft counter depth fridge with bottom freezer door and built-in icemaker. Model RF197ACRS
Over Range Microwave: Samsung 1.6 cu ft microwave oven/hoodfan combination, Model ME16H702SES.
Electric Range: Samsung 5.7 cu ft, smoothtop, self-clean range, Model FER400SX
Dishwasher: Samsung dishwasher with stainless steel interior, model DW7933LRASR

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19. GENERAL NOTES

These specifications take precedence over the standard plans or brochures. Changes or extras signed by both Jayman and the purchaser will take precedence over these specifications. If any problems arise with the supply of products listed in these specifications, Jayman reserves the sole right to substitute for equal or similar materials or products.

All construction shall meet or exceed the Alberta Residential Building Code Standards. Due to on site conditions and procedures, plan dimensions can vary within reasonable limits while still exceeding building code requirements for residential construction.

The building lot shall be graded to conform to the approved Plot Plan within the allowable tolerances. Topsoil is provided by the builder and is spread by machine over the lot to a depth between 4” and 6”. The topsoil provided by the builder is from stockpiles available in the area and is referred to as "raw" top soil. The builder is not responsible for the quality or the cleanliness of the topsoil.

From and after the date of possession, the home owner is responsible for the care, maintenance or replacement of any lawn or trees if provided.

From and after the date of possession, the home owner is responsible for any retaining walls, yard leveling or damage to walks, driveways or patios due to soil settlement or changes in grades.

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This is Addendum B**; Innovations by Jayman Sunset Ridge Townhomes 2013 Specification** attached to and forming part of the Purchase Agreement dated

_____20____.

BETWEEN: Innovations by Jayman

And_____
As the Purchasers.

LEGAL: LOT _____ BLOCK _____ PLAN _____

CIVIC ADDRESS: _____

_____ _____
Witness to Purchaser *Purchaser*

_____ _____ *Witness*
to Purchaser *Purchaser*

PER Jayman by its operating partner Jayman Homes Ltd.:

_____ _____
Signature *Date*